

112 Midtown Close SW
Airdrie, Alberta

MLS # A2257887



\$589,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,582 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this front garage duplex in Airdrie offering 4 bedrooms and 3.5 bathrooms. Upstairs you will find 3 bedrooms including a primary with ensuite, a second full bathroom, and laundry is upstairs for added convenience. The main floor features a spacious living room, dining area, and a modern kitchen with stainless steel appliances, ceiling-height cabinetry, and a half bathroom. The backyard is fully fenced and landscaped with a deck and BBQ gas line. The basement has an illegal suite with separate entry, large living room, 1 bedroom plus a den, kitchen, and full bathroom, and is currently rented, making it an excellent option for extended family living or mortgage helper potential. Don't miss out on this incredible opportunity—schedule your viewing today.